



## Coleman Road, Fleckney

£290,000

A THREE BEDROOM detached family home situated on a CORNER PLOT POSITION. Parking is available situated to the rear of the property via off road parking leading to a garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







### Entrance Porch

17' 11" x 4' 11" (5.45m x 1.50m)

With double glazed window and door to the front elevation, tiled floor, door leading to entrance hall.

### Entrance Hall

With oak floor, stairs to first floor, under stairs storage cupboard, radiator.

### Dining Room 11' 1" x 10' 10" (3.38m x 3.31m)

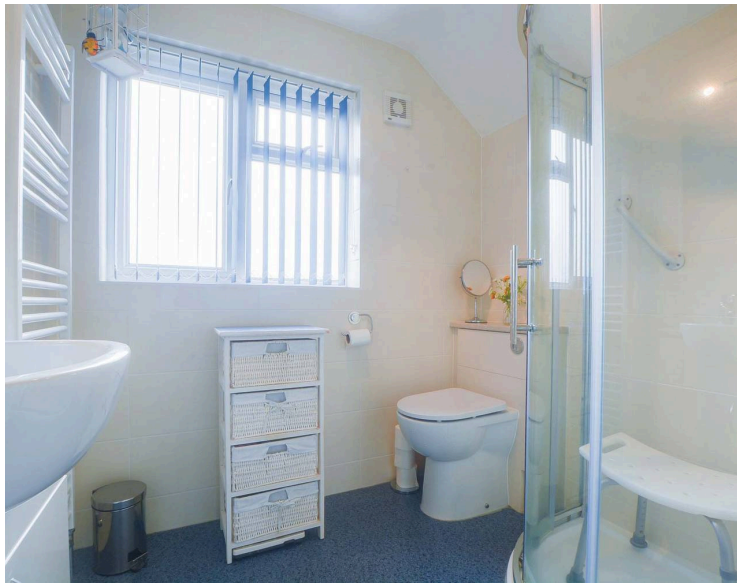
With window to the front elevation, oak floor, radiator, ceiling coving, archway leading to lounge.

### Lounge 14' 11" x 10' 11" (4.55m x 3.33m)

With double glazed patio doors to the rear elevation, oak floor, living flame effect electric fire, surround and hearth, ceiling coving, TV point, radiator.

### Conservatory 10' 11" x 9' 6" (3.33m x 2.90m)

A double glazed conservatory providing additional living space, with French doors to the rear garden, tiled floor.



### **Kitchen** 13' 8" x 6' 7" (4.17m x 2.00m)

With double glazed window to the rear elevation, door to rear garden, a range of wall and base units with work surface over, enamel sink and drainer with mixer tap, space for gas cooker, plumbing for washing machine, space for tumble dryer, space for under counter fridge, under stairs storage cupboard, part tiled walls, tiled floor, spotlights, radiator.

### **Ground Floor WC**

With double glazed window to the side elevation, low-level WC, wash hand basin, oak effect floor, part tiled walls.

### **First Floor Landing**

With double glazed window to the side elevation, loft access.

### **Bedroom One** 12' 11" x 10' 11" (3.94m x 3.33m)

With double glazed windows to the rear elevation, built-in wardrobes, built-in dressing table and drawers, TV point, radiator.

### **Bedroom Two** 11' 3" x 10' 11" (3.43m x 3.33m)

With double glazed windows to the front elevation, built-in cupboard, radiator.

### **Bedroom Three** 8' 7" x 6' 8" (2.62m x 2.03m)

With double glazed window to the rear elevation, radiator.

### **Shower Room**

With double glazed window to the front elevation, corner shower cubicle, low-level WC, wash hand basin with storage below, wall mounted mirror, airing cupboard housing combi boiler, ladder style towel rail/radiator.

### **Front Garden**

With gravelled areas, hedging, paved pathway, flowerbeds and shrubs.

### **Rear Garden**

A mainly gravelled rear garden with paved patio area, flowerbeds and shrubs, fencing to perimeter.

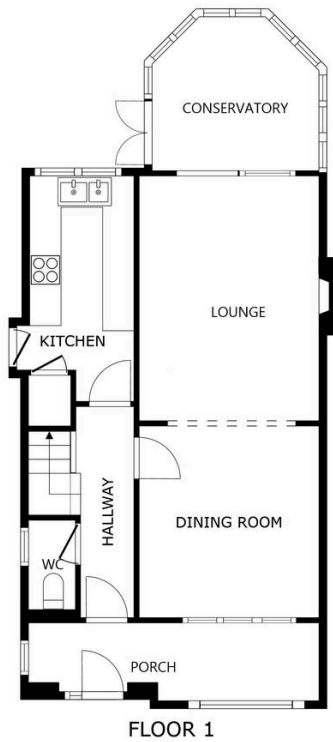
### **Parking**

Situated to the rear of the property.

### **Garage**

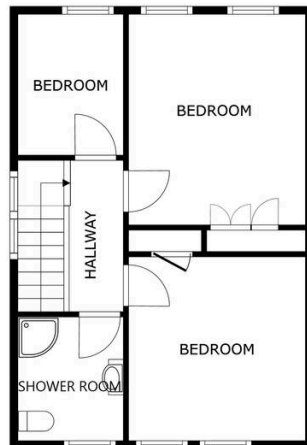
Situated to the rear of the property.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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